

New Rent Plan Puts Off Boost Until May, 1921

Increase Then Not to Exceed the Present Rate More Than 25%, Is Proposal of Some Realty Interests

Will Be Urged at Albany

Arbitration Boards Named by Supreme Court to Say if Charges Are Proper

A new suggestion for prevention of rent profiteering without the passage of the bills now before the Legislature was made yesterday by a group of large real estate owners and members of the Real Estate Board, headed by Alfred W. Kirkus, of 309 Broadway.

The plan calls for stabilizing rents on the present basis until May 1, 1921, and then renewing leases on increased rentals, which shall not be more than 50 per cent above the 1917 rents or 25 per cent above those of 1920. Arbitration boards, to be appointed by justices of the Supreme Court, would determine in each case whether or not the rentals were fair.

This plan was submitted by Mr. Kirkus at a recent meeting of the board of governors of the Real Estate Board, but some opposition developed among those who felt that the plan was a mere delay and that no official action was taken. The idea is being pushed, however; the proposal has been sent to Senator Lockwood and other legislators, and a vigorous effort will be made to have it adopted.

Plan Includes Other Measures

"These suggestions," said Mr. Kirkus, "include the Black bill, the thought of the Jesse bill, the ideas of Captain Leo, of the Board of Standards and Appeals, and give the tenant a chance to live. Something drastic will be done unless real relief is provided, and I fear that equally serious evils will result from the pending bills if they become law."

Would Prevent Evictions

Under the Kirkus plan, the Black bill would be amended so that tenants, now holding verbal leases, would be given written leases at the present rentals, good till May 1, 1921. Two months before that date the landlord must offer a renewal of the lease at not more than 50 per cent above the 1917 rent, or 25 per cent above the 1919 rent. If the tenant refuses, but wishes to keep the premises, the question of a fair rental is to be arbitrated. No tenant can be evicted who accepts arbitration.

The arbitration boards are to consist of one real estate owner or authorized agent, one tenant and one builder, and one is to be appointed for each Assembly district by the justice of the Supreme Court elected for the judicial district which embraces the Assembly district. When an appeal is made the appellant is to pay a \$5 fee and the winner is to pay \$10. It is calculated that this will more than meet the costs. It is provided that the arbitration award shall in no case go above the percentages named. A tenant who refuses to accept the award can be evicted—the courts will sustain a tenant who accepts against a landlord who attempts to go beyond the award.

Tenants in the Bronx turned out yesterday when their champion, Miss Alice Kavanaugh, was arraigned on charges of criminal contempt by Municipal Court Justice Harry Robitzek for engaging in fictitious suits with Julius Tobias, an attorney of 5 Beekman Street, in Robitzek's court last Wednesday. Miss Kavanaugh, who formerly was a member of the Mayor's Committee on Rent Profiteering and also has been connected with the Catholic Art Publications Society, was accused of slapping Tobias when he made a reference to her championship of the Bronx tenants. It was charged that she was holding out large sums which they had paid her for their rents in disputed tenancies.

Miss Kavanaugh obtained a trial sep-

arate from that of Tobias, who was charged with having swindled his girl at her. The Tobias proceedings began at once, and Miss Kavanaugh told her cohorts out of the room. In the ante-room she asked whether any of them wanted their money back from her, and they answered unanimously "No."

When arraigned she apologized to the court and her case was dismissed. Decision was reserved for two weeks against Tobias.

Seventy-five landlords present at the hearing said that Miss Kavanaugh is withholding rents due from tenants occupying their buildings.

Landlords at Tenants' Meeting

Two landlords invaded a mass meeting of tenants, held under the auspices of the Park Community Council last night in Public School 6, Madison Avenue and Eighty-fifth Street. One was applauded, the other hissed.

Joseph Murray, former Commissioner of Immigration, won the favor of his hearers when he declared he hadn't raised rents in thirty years, and that he had dispossessed but one family in his life, and then only when it had defaulted in rent for eight months.

A. A. Weigert, of 1235 Madison Avenue, was interrupted several times and booed. He declared "burdensome legislation never will increase the number of houses."

Elmer G. Sammis, counsel to the joint legislative committee on housing, told the tenants rents had reached their peak, in his opinion. State Senator C. Bauer was chairman.

Calder Sees Cure in Homestead Act

Believes Financial Help for Workers Who Build Will End Rent Problem

Senator William M. Calder, in a speech at the dinner of the Westchester County Real Estate Association in the Hotel Commodore last night, suggested the application of a modified form of the homestead law to cities as a means of solving the housing problem.

After outlining the development that followed the enactment of the homestead law in 1862, Senator Calder said: "The policy of subdivision of property may be through an adequate system of long term banking, be extended to urban centers. By enabling workers to acquire property largely through labor with the aid of a home loan bank, or similar institution, we may supplement and amplify the successful experiences resulting from the homestead act."

Sees Subsidy in Housing Plan

"It means that a nation-wide plan for the building of houses can be carried out only through such a system, and that the country must have a general movement toward home ownership, or else adopt a housing policy, which means real subsidy."

Senator Calder advised landlords to agree that in these abnormal times they would charge only reasonable rent for their properties. "If they would do that," he said, "I am certain it would be helpful in obtaining respect for investors in real estate."

Calder said he was sponsoring reconstruction Senator

"It is my hope that it may be to the credit of the Republican party to undertake constructive measures as it undertook them after the Civil War. These measures may well comprehend organization and standardization of industry, a system of long term banking to supplement and complement, but not to compete with the present system of commercial banking, and a system of Federal incorporation of large aggregations of capital and labor."

Favors Standardized Construction

"It is my hope that the Bureau of Standards at Washington may cooperate with the building industry through its own clearing house—the National Federation of Construction Industries, so that simple and fundamental principles of standardization may be formulated, and that the various groups of the building industry may meet together to define these standards and cooperate with one another in the establishment of them."

Senator Calder declared that wholesale buying up of raw material by automobile manufacturers had seriously crippled the building industries. He added that the automobile industry this year planned on producing \$2,000,000,000 worth of cars, an amount equal to the needs of the railroads to place their physical equipment in condition again.

Francis M. Huro, Secretary of State, and Richard M. Hurd, were the other speakers. L. Ward Prince, president of the association, presided.

City To Be Center Of Activities of Episcopal Church

Executive Departments, Now Scattered, To Be Mobilized Here; Bishop Gailor To Be Permanent Citizen

Plans are under way, sponsored by Bishop Thomas F. Gailor, president of the executive council of the Protestant Episcopal Church, for establishing the permanent home of the Church, as well as the headquarters of the council itself, in New York City, it was learned last night from Bishop Gailor.

This move will obtain for New York City the honor of being the organized executive headquarters of the Church's activities. Certain departments have been located in the West, some in the South and others in New York and the East, but never before has the entire organization been centered in New York City.

The new move will result in locating the home of Bishop Gailor in New York City permanently, and many departments of the Church organization that never before have functioned here necessarily will be brought to New York.

Under Bishop Gailor comes the work of overseeing the department of missions, religious education, social service and all activities not included in the regularly prescribed duties of the bishop of each diocese. It is to him that the task of regulating the general work of the organization through out the United States falls as a result of his comparatively recent election to the presidency of the Church council. And it is from his office that the work of the Church will be directed henceforth.

Bishop Gailor said last night that active efforts were to be made, he believed, by members of the church in Washington, D. C., to have the headquarters located there, but that he had decided to make New York the home because of its facilities for properly conducting the affairs of the church.

"New York is the natural center of the whole business," he said. "The great financial center is here. It is here that we are enabled to keep in touch with the activities of all the other religious organizations. New York deserves the headquarters because it offers most to us."

One of the new features that is being introduced into the church's activities, Bishop Gailor said, was a publicity department. This department, the executive secretary of which is Frederick Gibson, of Macon, Ga., will see to it that the news of the church is published accurately and speedily in the church publications. A new monthly magazine dealing with church affairs also is to be published.

Prall Would Compel Aliens to Go to School

Education Board Head Urges Law Embodying His Americanization Idea

Schools for the compulsory Americanization of aliens are recommended by Amos S. Prall, president of the Board of Education, in a letter sent yesterday to Representative Daniel J. Roridan, suggesting that Mr. Roridan frame and introduce a bill embodying the idea.

The problem of unassimilated immigrants is one that government neglect caused and should be met by government action, Mr. Prall says. He suggests public schools be used by the government for instruction courses in citizenship, which all aliens should be compelled to attend.

Citizens of the country are subject to compulsory education laws, he points out, adding that he sees no reason why compulsory education in citizenship should prove burdensome to aliens. Records compiled during the war would enable the government to put its finger on most aliens already here, he thinks, and a system could be devised for registering immigrants as they arrived. In applying for citizenship, he says, each alien should be required to present a certificate showing he had been graduated from one of these citizenship schools.

\$779,555 Still Needed In Y.W.C.A. Campaign

Only \$720,445 Pledged in Six Days; Emergency Called the Greatest in History

Announcement was made yesterday at the luncheon of team workers in the Young Women's Christian Association fund-raising campaign that although the campaign had been on for six days only \$720,445 of the \$1,500,000 fund had been obtained.

"The Y. W. C. A. set out to raise this money for greatly needed work," said Samuel M. Greer, of the downtown section of the business men's committee. "Three hundred thousand dollars of this amount, for the purchase of a hotel for women earning small wages, was given by one individual. Of the remaining \$1,200,000 there has been raised so far only one-quarter."

"There still is to be raised \$800,000, and unless this is received the work of this great institution, with its fifty-year history of accomplishment, must be crippled at a time when, as never before, there is need for just such an agency for the best interests of the women of this city."

Girl Who Saved Baby Brother Dies of Injury Mangled by Train When She Grabbed Child Off the Track

POTTSVILLE, Pa., March 27.—Mary Eckman, the eleven-year-old girl whose legs were cut off on the Philadelphia & Reading Railway yesterday, when she went to the rescue of her baby brother and saved his life, died at the hospital here this afternoon. It is believed her name will be cited to the Carnegie Foundation for an appropriate medal. When she realized she would never be able to walk again Mary was not anxious to live. Her only comment on the accident was: "I am so glad Charlie was saved."

Charlie had escaped the watchful eye of his mother and was discovered by his sister playing on the tracks of the railroad at the same time she heard a locomotive's whistle while the boy stood bewildered between the tracks. Mary raced for Charles. As she neared him she cried out:

"Hold out your hands, brother, hold out your hands."

The boy, though terrified, did as she told him. With the big locomotive almost upon her, Mary gave her brother a fierce tug which threw him clear of the tracks, but in doing so she lost her own balance and fell. A second later and the train had passed on, but Mary lay unconscious beside the tracks, her legs severed.

Little Offers \$2,000 Reward for Kidnapers

Adds Proposal to Give \$5,000 to Any One Proving Injury Warranting Such Revenge

LEXINGTON, Ky., March 27.—A reward of \$2,000 for the arrest and conviction of the kidnapers of his twelve-year-old son, Paul, was offered to-night by E. R. Little, Lexington capitalist.

"I will also give \$5,000 to any man who will tell me I owe him any money or have done anything to him that would warrant his revenge," the statement of Mr. Little continued. "If there is any one who believes that I have wronged him, I want him to say so and I will guarantee his release in case he is arrested as the kidnaper of my son. I do not know of anything that I have ever done which could possibly make an enemy such as the man who sent me the note demanding \$25,000 ransom made himself out to be."

"I am not afraid of any bodily harm," Mr. Little declared. "My conscience is clear. I am convinced that the kidnapping was the work of professionals."

Mr. Little explained that he was making the offer of \$5,000 because public opinion might possibly be prejudiced against him by the vindictive tone of the note, made public yesterday. This note declared that Mr. Little had wronged the unknown abductor and that the kidnaper was taking this means of "getting even."

Detectives and county officials who are working on the case have not yet found a trace of the kidnaper.

16 Teachers Quit One High School Since September

Principal May Be Lured From Position by Offer of Bigger Pay; Citizens' Committee Urges Raises

Sixteen teachers in the High School of Commerce, in West Sixty-fifth Street, have resigned since September. All of them accepted positions in mercantile and industrial pursuits at salaries greatly in excess of those paid them by the city. Arthur M. Wolfson, principal of the institution, is contemplating submitting his resignation.

"In the last few months I have received four offers from big firms to accept responsible positions with them," Mr. Wolfson said yesterday. "One of these offered me \$10,000 a year with a chance of receiving \$15,000. So I am reluctant to leave educational work, in which I have been so active for twenty years. But the salary I now receive, in the face of high living costs, is inadequate to meet my household expenses. However, I shall not decide what to do until the end of the campaign of the teachers to obtain bigger salaries."

Mr. Wolfson's contemplated action was disclosed at a meeting of the Citizens' Committee to Save the Schools, which William R. Wilcox is the chairman. Alton B. Parker, Colonel Howard C. Smith and William McCarroll, vice-chairmen. This committee was formed to aid the campaign to obtain an increase in teachers' salaries in an effort to halt the almost wholesale resignations now being tendered.

"We favor a substantial increase in teachers' salaries," said Mr. Wilcox, "to prevent the demoralization of the school system. The situation is serious and must be met. We have on our committee Archbishop Hayes, Bishop Burch, Rabbi Wise and one hundred other prominent men and women who fear for the future of the school system."

"Our committee is not trying to force any particular bill through the Legislature. We favor any legislation that will give relief and prevent additional resignations. We urge a salary that will be satisfactory to our present teachers and be an attraction to others to enter the teaching profession."

Injuries Prove Fatal To Captain of Firemen

Death Brings List of Victims of Brooklyn Gas Plant Blaze to Six

Captain Samuel Brown, of Engine Company 251, Brooklyn, died at his home Friday night as a result of injuries suffered in the disastrous fire in the Nassau branch of the Brooklyn Union Gas Company's plant February 28. The death of Captain Brown brings the total number of lives lost as a direct result of this fire to six, all firemen.

Captain Brown visited his own engine company's headquarters on Thursday and was apparently quite well, but shortly after his return home he was seized with convulsions and died from the gas poisoning he had been suffering from since the day of the fire.

He was appointed on July 1, 1896, and made a captain on November 28, 1912. The funeral service will be held at his home, 1329 Forty-seventh Street, Brooklyn, on Tuesday.

Industries and Colleges Create Central Council

Will Determine Educational Requirements of Technical Schools for Various Trades

SPECIAL DISPATCH TO THE TRIBUNE PHILADELPHIA, March 27.—Creation of a central council to act as a clearing house in the relations between industry and colleges was achieved today at the closing session of the Technology Clubs Associated.

Arrested in Alleged Forgeries of \$80,000

Man Wanted by Duluth Authorities Taken Into Custody in Brooklyn

Simon Forsberg, thirty-eight, wanted for forgery in Duluth, where police say he passed \$80,000 worth of worthless checks, was arrested yesterday at 354 Forty-seventh Street, Brooklyn, charged with being a fugitive from justice, and sent to Raymond Street jail pending extradition.

The arrest was made by Detectives Ruddy and Fitzgerald, who have been looking for the man since the Duluth authorities informed headquarters here that friends of his in Duluth were receiving letters from him post-marked New York.

For some time the detectives have been combing the district covered by the sub-station of the postoffice, whose stamp was on the letters written by Forsberg. Recently they called at the Bush Terminal, believing the fugitive, who is an accountant, might be employed there.

Dennis Brazier, chief of the special police of the Terminal, identified Forsberg's picture and his arrest followed. Forsberg, who lives at 1515 Fifth Avenue Court, Forsberg pleaded not guilty and said he would not fight extradition.

L. L. Biddle in Danger After Operation on Eye

PHILADELPHIA, March 27.—Livingston L. Biddle, 2d, twenty-two years old, youngest son of Major Anthony J. Drexel Biddle of Philadelphia, is engaged in a battle for his eyesight and his life. He has been operated upon in a Washington hospital by a famous eye surgeon in an effort to restore the sight of the one eye thus far affected. The operation was of a peculiarly radical and serious nature, and its outcome is not yet known.

Mr. Biddle is in such serious condition that he has been taken to the Marine Corps, and rapidly came to the front as a rifleman. He became a corporal, and about two years ago entered the target contest at Paris and lost. S. C. While shooting in a qualifying round on the range, it is asserted, he complained of trouble in his left eye. He continued in the contest, winning the medal of expert rifleman.

Hardly had he been awarded the honor when he became totally blind in the left eye. He has been under treatment at a Washington hospital ever since, and some time ago an operation was determined upon as a last expedient.

Major and Mrs. Biddle rushed to Washington at once. Miss Newlin is a niece of Rear Admiral Sims. Her father, Major Newlin, saw service overseas. Miss Newlin assisted her mother in Red Cross factory work during the war. Her engagement to Mr. Biddle was announced last October.

BRILLIANT NEW FICTION

The Splendid Outcast

By George Gibbs

The stirring romance of a man who wakes up in a hospital to find that he is unexpectedly married, mixed up in a blackmail scheme with his wife's father and apparently powerless to stem the tide that is sweeping him on to disaster. "A fascinating story of love triumphant."—Philadelphia Public Ledger.

The Fortieth Door

By Mary Hastings Bradley

Jack Ryder, Egyptologist, suddenly comes to life when he finds himself in love with a young French girl doomed to harem life. "Exactly the kind of adventure tale women readers will delight in."—Boston Post.

Miss Lulu Bett

By Zona Gale

A literary triumph. The clear-cut and simply told story of a woman's patient, enduring heroism—and a much-deserved reward. Miss Gale portrays life in a middle West town with the fidelity of an etcher on fine metals.

The Crimson Tide

By Robert W. Chambers

A timely, up-to-the-minute novel of New York to-day. The story of a girl who attempts to stem the tide of anarchy sweeping across the world. "Never has Mr. Chambers' skill been more brilliantly demonstrated."—Portland Express.

The Red Seal

By Natalie Sumner Lincoln

A baffling tale of an unusual crime that astounds you with the author's cleverness in casting suspicion on the various characters in the book. A new kind of detective novel.

The Mystery at the Blue Villa

By Melville Davison Post

A volume containing seventeen powerful mystery stories by a writer of whom the New York Sun has said: "A book of stories by Melville Davison Post is a notable event."

The Blower of Bubbles

By A. Beverley Baxter

Stories filled with tender sentiment and charming humor by a new writer. "The Blower of Bubbles" is a remarkable new book by a Canadian author."—London Bookman.

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